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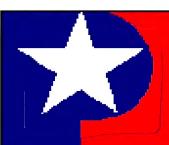
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0005.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED: 1,376,800 / 1,376,800
USE VALUE: 1,376,800 / 1,376,800
ASSESSED: 1,376,800 / 1,376,800
Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		JASON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: YOUNG JESSICA SULLIVAN/ TRUSTE	
Owner 2: YOUNG SULLIVAN IRREVOCABLE TR	
Owner 3:	

Street 1: 10 JASON ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	Own Occ: Y
	Type:

PREVIOUS OWNER	
Owner 1: YOUNG PHILIP/SULLIVAN LORRAINE -	
Owner 2: -	
Street 1: 10 JASON ST	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02476	

NARRATIVE DESCRIPTION	
This parcel contains .189 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1925, having primarily Clapboard Exterior and 3260 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS						
Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8250	Sq. Ft.	Site			0	90.	0.81	10									600,749						600,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
104							8250.000		771,000		5,100		600,700		1,376,800						79854	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					11/24/17	

USER DEFINED

Prior Id # 1:	79854
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	09:22:11
mmcmakin	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT							Parcel ID		TAX DISTRICT							PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date									
2022	104	FV	771,000	5,100	8,250.	600,700	1,376,800		Year end	12/23/2021									
2021	104	FV	734,500	5,100	8,250.	600,700	1,340,300		Year End Roll	12/10/2020									
2020	104	FV	734,500	5,100	8,250.	600,800	1,340,400	1,340,400	Year End Roll	12/18/2019									
2019	104	FV	554,500	5,100	8,250.	634,100	1,193,700	1,193,700	Year End Roll	1/3/2019									
2018	104	FV	554,500	5,100	8,250.	467,300	1,026,900	1,026,900	Year End Roll	12/20/2017									
2017	104	FV	520,000	5,100	8,250.	447,200	972,300	972,300	Year End Roll	1/3/2017									
2016	104	FV	520,000	5,100	8,250.	413,900	939,000	939,000	Year End	1/4/2016									
2015	104	FV	433,900	5,200	8,250.	347,100	786,200	786,200	Year End Roll	12/11/2014									

BUILDING PERMITS										ACTIVITY INFORMATION									
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name							
6/12/2017	671	New Wind	2,103 C						11/24/2017	MEAS&NOTICE	HS	Hanne S							
11/12/2010	2271	Redo Kit	29,875						11/18/2008	Meas/Inspect	336	PATRIOT							
11/12/2010	2272	Redo Kit	29,875						4/25/2000	Inspected	276	PATRIOT							
									11/17/1999	Mailer Sent									
									10/29/1999	Measured	266	PATRIOT							
									7/28/1992		JK								

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH														
Type:	12 - Multi-Conver			Full Bath:	2	Rating:	Very Good																			
Sty Ht:	2A - 2 Sty +Attic			A Bath:	1	Rating:	Good																			
(Liv) Units:	2	Total:	2	3/4 Bath:		Rating:																				
Foundation:	3 - BrickorStone			A 3QBth:		Rating:																				
Frame:	1 - Wood			1/2 Bath:		Rating:																				
Prime Wall:	2 - Clapboard			A HBth:		Rating:																				
Sec Wall:		%		OthrFix:		Rating:																				
Roof Struct:	1 - Gable			OTHER FEATURES																						
Roof Cover:	1 - Asphalt Shgl			Kits:	2	Rating:	Very Good																			
Color:	YELLOW			A Kits:		Rating:																				
View / Desir:				Frl:		Rating:																				
GENERAL INFORMATION				WSFlue:		Rating:																				
Grade:	C+ - Average (+)			CONDOS INFORMATION																						
Year Blt:	1925	Eff Yr Blt:		Location:																						
Alt LUC:		Alt %:		Total Units:																						
Jurisdct:	G12	Fact:	.	Floor:																						
Const Mod:				% Own:																						
Lump Sum Adj:				Name:																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN														
Avg Ht/FL:	STD			Phys Cond:	GV - Good-VG	10.	%	Exterior:	No Unit	RMS	BRS	FL														
Prim Int Wal	2 - Plaster			Functional:			%	Interior:	1	7	3	M														
Sec Int Wall:		%		Economic:			%	Additions:	1	3	1	1														
Partition:	T - Typical			Special:			%	Kitchen:																		
Prim Floors:	3 - Hardwood			Override:			%	Baths:																		
Sec Floors:	4 - Carpet	20	%	Total:	10.8	%		Plumbing:																		
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																		
Subfloor:				Basic \$ / SQ:	170.00			Heating:																		
Bsmnt Gar:				Size Adj.:	0.97208583			General:																		
Electric:	3 - Typical			Const Adj.:	0.99792004			COMPARABLE SALES																		
Insulation:	2 - Typical			Adj \$ / SQ:	164.911			Rate	Parcel ID	Typ	Date	Sale Price														
Int vs Ext:	S			Other Features:	143500																					
Heat Fuel:	1 - Oil			Grade Factor:	1.10																					
Heat Type:	3 - Forced H/W			NBHD Inf:	1.00000000																					
# Heat Sys:	2			NBHD Mod:																						
% Heated:	100	% AC:		LUC Factor:	1.00																					
Solar HW:	NO	Central Vac:	NO	Adj Total:	864352				Juris. Factor:	1.00		Before Depr:	181.40													
% Com Wal		% Sprinkled		Depreciation:	93350				Special Features:	0		Val/Su Net:	136.92													
				Deprecated Total:	771002				Final Total:	771000		Val/Su SzAd	236.50													
MOBILE HOME				Make:		Model:		Serial #:			Year:	Color:														
SPEC FEATURES/YARD ITEMS				PARCEL ID 124.0-0002-0005.B												IMAGE										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value									
3	Garage	D	Y	1	20X20	F	AV	1950	19.13	T	40	104			4,600		4,600									
19	Patio	D	Y	1	12X10	A	AV	1995	5.38	T	19.2	104			500		500									
More: N	Total Yard Items:	5,100	Total Special Features:		Total:	5,100																				